

ZONES (SEE 3.01)	R-1/2	R-1	R-2	R-3	P-1	B-1 & B-2	B-3	M-1	M-2	M-3	M-4	M-5 & M-6	AHD	SHDD	HCDD-E	M-2A
Minimum Lot area in acres	0.5	1	2	3	1	0.5	1	10	6	0.5	0.5	2	6	0.5	1	6
Min. Lot width at street line	100	150	225	275	150	100	150	300	250	100	100	150	300	100	150	250
Min. Setback Front Yard:																
a. From street line	35	50	50	50	50	50	50	100	150	25	25	50	75		50	150
b. From Centerline of Street	60	75	75	75	75	75	75	N/A	N/A	50	50	75	100		75	N/A
c. The average setback of existing structures on the same side of the street within 150 ft. of the sidelines of the lot in question. The greater of a) or b) or c) for B-1,B-2,M-3,M-4,M-5 & M-6	N/A	N/A	N/A	N/A	N/A			N/A	N/A				N/A		N/A	N/A
d. Maximum front yard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Avg. setback for existing structures on same side of street w/in 150' of lot in question.	N/A	N/A
Minimum Side & Rear Yards	20	25	25	25	25	25	25	100	50	25	25	25	35 (1 story) 50 (2 story)	20	25	50
Min. Side & Rear Yards adjacent to limited access highways	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50	50	25	25	25	N/A		N/A	50
Minimum Square see definition 2.13.2	95	135	192	234	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A

ZONES (SEE 3.01)	R-1/2	R-1	R-2	R-3	P-1	B-1 & B-2	B-3	M-1	M-2	M-3	M-4	M-5 & M-6	AHD	SHDD	HCDD-E	M-2A
Minimum gross floor area, single story dwelling	800	800	1,000			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A
Min. Gross floor area, multi story dwelling			1,200			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A
Number of stories	3	3	3	3	2 1/2	2 1/2	2 ½	2	2	2	2	2	3	2.5	2.5	3
Max. Structural coverage	N/A	N/A	N/A	N/A												
in percentage of lot area																
a. Building alone					25%	35%	25%	25%	25%	50%	50%	30%	N/A	35%	25%	25%
b. Building, storage, loading & parking area together See 4.06					50%	70%	50%	50%	50%	N/A	N/A	60%	70%	70%	70%	50%
Bulk in cubic feet of all buildings, structures and materials stored outdoors shall not exceed the square footage of lot area times the following number	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7	6	8	8	8	N/A		N/A	6
Buffer														25	25	75

ZONES	FHAR	PS	EH 10	
Minimum Lot area in acres	150	20	10	
Min. Lot width at street line	N/A	275	100' Sec 4.10.510	
Min. Setback Front Yard			Sec 4.10.320	
a. From street line	100	100	100	
b. From centerline of street	125	115	125	
c. From nearest property line	100	N/A	100	
d. Average setback	N/A	N/A	N/A	
e. Side and rear yards		50	100' Sec 4.10.320	
Min side & rear yard adjacent to limited access highways		50		
Density Calculation			Section 4.10.340	
Pre-existing hospital	N/A	N/A	Sec 4.10.350	
Dwelling units	Sec 4.23.300(25) Sec 4.23.300(22)		Sec 4.10.360	
Congregates housing	Sec 4.23.300(23)		Sec 4.10.370	
Pre-existing govt-subsidized affordable elderly housing			Sec 4.10.380	
Number of Stories	3	2.5	3	
Max. Structural coverage in percentage of lot area				
a. Building alone	7%	20%	N/A	
b. Buildings, storage, loading, paved areas, parking, roadways, driveways, sidewalks together	17%	40%	25% Section 4.10.330	
Bulk in cubic feet of all buildings, structures & materials stored outdoors shall not exceed the square footage of lot area times:		N/A		
Buffer	Sec 4.23.500		50' (Sec 4.10.730)	
Percentage of Open Space				
Maps Prepared by				
Landscape Plan Requirements				